

Ontario Ministry of the Environment, Conservation and Parks
Record of Site Condition # B-403-4312295997



Record of Site Condition
Under Part XV.1 of the *Environmental Protection Act*

Summary

Record of site condition number	B-403-4312295997
Date filed to environmental site registry (YYYY/MM/DD)	2025/04/02
Certification date (YYYY/MM/DD)	2024/02/04
Current property use	Commercial
Intended property use	Residential
Certificate of property use number	No CPU
Applicable site condition standards	Full depth generic site conditions standard, Potable ground water, Medium and fine soil, for Residential property use
Property legal description	See attached lawyer's letter
Property municipal address(es)	2690 ERIN CENTER BLVD , MISSISSAUGA, ON, L5M 5P5 2670 ERIN CENTER BLVD , MISSISSAUGA, ON, L5M 5P5

Notice to readers concerning due diligence

This record of site condition (RSC) has been filed in the Environmental Site Registry to which the public has access and which contains a notice advising users of the Environmental Site Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Environmental Site Registry.

Contents of this record of site condition

This RSC consists of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment, Conservation and Parks.

Part 1: Property Ownership, Property Information and Owner's Certifications

Information about the owner who is submitting or authorizing the submission of the RSC

Owner name	EMTC HOLDINGS INC.
Ownership type	Firm, corporation or partnership
Authorized person	Eliot Muzzo
Mailing address	50 Confederation PKYVaughan Ontario
Postal Code	L4K 4T8
Phone	(905) 326-4000
Fax	
Email address	emuzzo@marelcontractors.com

Information about other current owners

Owner name	EMTC Properties Inc.
Ownership type	Firm, corporation or partnership
Authorized person	Barry Stern
Mailing address	50 Confederation Parkway Vaughan L4K 4T8
Postal code	L4K 4T8
Phone	9053264000
Fax	
Email address	bstern@muzzogroup.com
Owner name	MBG (EMTC) Holdings Inc., as general partner for and on behalf of MBG (EMTC) Limited Partnership
Ownership type	Firm, corporation or partnership
Authorized person	Barry Stern
Mailing address	50 Confederation Parkway Vaughan L4K 4T8
Postal code	L4K 4T8
Phone	9053264000

Fax	
Email address	bstern@muzzogroup.com
Owner name	Remington (EMTC) GP Inc., as general partner for and on behalf of Remington (EMTC) LP
Ownership type	Firm, corporation or partnership
Authorized person	Barry Stern
Mailing address	50 Confederation Parkway Vaughan L4K 4T8
Postal code	L4K 4T8
Phone	9053264000
Fax	
Email address	bstern@muzzogroup.com
Owner name	1086366 Ontario Limited
Ownership type	Firm, corporation or partnership
Authorized person	Barry Stern
Mailing address	50 Confederation Parkway Vaughan L4K 4T8
Postal code	L4K 4T8
Phone	9053264000
Fax	
Email address	bstern@muzzogroup.com
Owner name	Brightside Developments Inc., as General Partner for and on behalf of Brightside Developments Limited Partnership
Ownership type	Firm, corporation or partnership
Authorized person	Barry Stern
Mailing address	50 Confederation Parkway Vaughan L4K 4T8
Postal code	L4K 4T8
Phone	9053264000
Fax	
Email address	bstern@muzzogroup.com
Owner name	RGF (Erin Mills) General Partner Inc., as general partner for and on behalf of RGF (Erin Mills) Limited Partnership

Ownership type	Firm, corporation or partnership
Authorized person	Barry Stern
Mailing address	50 Confederation Parkway Vaughan L4K 4T8
Postal code	L4K 4T8
Phone	9053264000
Fax	
Email address	bstern@muzzogroup.com

Record of site condition property location information

Municipal address(es)	2690 ERIN CENTER BLVD , MISSISSAUGA, ON, L5M 5P5 2670 ERIN CENTER BLVD , MISSISSAUGA, ON, L5M 5P5
Municipality	MISSISSAUGA
Legal description	See attached lawyer's letter
Assessment roll number	210504009810630 210504009810630
Property identifier number(s)	13512-0035 (LT) 13512-0035 (LT)
Horizontal severance	

Record of site condition property geographical references

Coordinate system	UTM
Datum	NAD 83
Zone	Zone 17
Easting	603725.33
Northing	4823564.2

Record of site condition property use information

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

Current property use	Commercial
Intended property use	Residential
Certificate of property use has been issued under section 168.6 of the <i>Environmental Protection Act</i>	No

As an owner:

☒	I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
☒	I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC and I have obtained all information relevant to this RSC of which I am aware.
☒	I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
☒	To my knowledge, the statements made in this part of the RSC are true as of 2025/01/09.
☒	I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

By checking the box above, I, Eliot Muzzo am on 2025/01/09,

a.	signing this RSC as an owner;
b.	making all certifications required of the owner of the RSC property for this RSC; and
c.	confirming that I have the authority to bind, and hereby do bind EMTC HOLDINGS INC..
☒ I Agree	

Part 2: List of reports, summary of site conditions and qualified person's statements and certifications

Qualified person's information

Name	Amanda Catenaro
Type of Membership under <i>Professional Geoscientist Act</i>	Practising member
Membership Number	3109
Qualified person's employer name	EXP Services Inc.
Mailing address	220 COMMERCE VALLEY DR WMarkham Ontario
Phone	(647) 937-7008
Fax	
Email address	amandacatenaro@gmail.com

Municipal information

Local or single-tier municipality	CITY OF MISSISSAUGA
Upper-tier municipality	REGIONAL MUNICIPALITY OF PEEL

Ministry of the Environment Conservation and Parks District Office

District office	Halton-Peel
District office address	Suite 300, 4145 North Service Road, Burlington ON

Phase one environmental site assessment report

Document used as the phase one environmental site assessment report and updates in submitting the RSC for filing

The date the last work on all of the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done (refer to clause 28(1)(a) of Ontario Regulation (O. Reg.) 153/04)	2024/02/02
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Type of Report	Report Title	Date of Report (yyyy/mm/dd)	Author of Report	Name of Consulting Company
Phase One environmental site assessment	Phase One Environmental Site Assessment 2670 & 2690 Erin Center Boulevard, Mississauga, ON	2024/03/26	Amanda Catenaro, P.Geo, QPESA; Alessandro Girardo, C.E.T.; Omar	EXP Services Inc. (EXP)

Reports and other documents related to the phase one environmental site assessment

Reports and other documents relied upon in certifying the information set out in section 10 of Schedule A or otherwise used in conducting the phase one environmental site assessment

Report Title	Date of Report (yyyy/mm/dd)	Author of Report	Name of Consulting Company
Phase I Environmental Site Assessment, 5100 Erin Mills Parkway & 2690 Erin Centre Boulevard, Mississauga, Ontario	2014/04/28	Steven B. Roberts, P.Geo., QP ESA; Nichola Hoope, B.Sc	Pinchin Environmental Ltd.
Phase I Environmental Site Assessment Update, Erin Mills Shopping Centre, Mississauga, Ontario	2018/11/05	Prabhjot Bal, H.B.Sc.; Tim Mulings	Golder Associates Ltd.
Phase I Environmental Site Assessment, 5100 Erin	2020/12/01	Stuart Eddy, P.Eng.; Lauren	EXP Services Inc.

Mills Parkway, Mississauga, Ontario		Eldridge, B.A.; Patricia McMullan	
Phase I Environmental Site Assessment Update, 5100 Erin Mills Parkway, Mississauga, Ontario	2022/10/18	Alessandro Girardo, C.E.T.; Vanessa Stickle, B.A.	EXP Services Inc.

Phase two environmental site assessment report

Document used as the phase two environmental site assessment report and updates in submitting the RSC for filing

The date the last work on all of the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done (refer to clause 33.5(1)(a) of O. Reg. 153/04)	2024/03/28
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Type of Report	Report Title	Date of Report (yyyy/mm/dd)	Author of Report	Name of Consulting Company
Phase Two environmental site assessment	Phase Two Environmental Site Assessment 2670 & 2690 Erin Center Boulevard, Mississauga, ON	2024/03/28	Amanda Catenaro, P.Geo., QPESA; Alessandro Girardo, C.E.T.;	EXP Services Inc.

Reports and other documents related to the phase two environmental site assessment

Reports and other documents relied upon in making any certifications in the RSC for the purposes of Part IV of Schedule A or otherwise used in conducting the phase two environmental site assessment

Report Title	Date of Report (yyyy/mm/dd)	Author of Report	Name of Consulting Company
Phase II Environmental Site Assessment, 5100 Erin Mills Parkway, Mississauga, Ontario	2020/12/01	Stuart Eddy, P. Eng.; Nicole McQuoid, B.Sc., EPT	EXP Services Inc.
PHASE II ENVIRONMENTAL SITE ASSESSMENT UPDATE - 5100 Erin Mills Parkway, Mississauga, ON	2022/11/10	Alessandro Girardo, C.E.T.; Vanessa Stickle, B.A.	EXP Services Inc.

Environmental condition

Section 41 applies?	No
Section 43.1 applies?	No

Site condition information

Certification date (YYYY/MM/DD)	2024/02/04
Total area of RSC property (in hectares)	4.279
Number of any previously filed RSC that applies to any part of the RSC property	
Number of any previously filed transition notice that applies to any part of the RSC property	
Soil texture	Medium and fine
Assessment/restoration approach	Full Depth Generic
Is there soil present that is sufficient to investigate, sample and analyze soil on, in or under the property in accordance with s. 6, Schedule E of O. Reg. 153/04?	Yes
Was investigation, sampling and analysis of soil on, in or under the property already undertaken in such a way that it can be used as part of the phase two environmental site assessment?	Yes
Site investigation includes the investigation, sampling and analysis of ground water?	No
Name of the laboratory used to analyze any samples collected of soil, ground water or sediment	AGAT Laboratories
Ground water condition (potable, non-potable)	Potable
Applicable site condition standard	TABLE 2

Table 1 - Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in soil

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
1	Acenaphthene	<	0.05	29	µg/g
2	Acenaphthylene	<	0.05	0.17	µg/g
3	Acetone	<	0.5	28	µg/g
4	Anthracene	<	0.05	0.74	µg/g
5	Antimony	<	0.8	7.5	µg/g
6	Arsenic		6	18	µg/g
7	Barium		74.4	390	µg/g
8	Benz[a]anthracene	<	0.05	0.63	µg/g
9	Benzene	<	0.02	0.17	µg/g
10	Benzo[a]pyrene	<	0.05	0.3	µg/g
11	Benzo[b]fluoranthene	<	0.05	0.78	µg/g
12	Benzo[ghi]perylene	<	0.05	7.8	µg/g
13	Benzo[k]fluoranthene	<	0.05	0.78	µg/g
14	Beryllium		0.8	5	µg/g
15	Boron (Hot Water Soluble)*		0.21	1.5	µg/g
16	Boron (total)		20	120	µg/g
17	Bromodichloromethane	<	0.05	1.9	µg/g
18	Bromoform	<	0.05	0.26	µg/g
19	Bromomethane	<	0.05	0.05	µg/g
20	Cadmium	<	0.5	1.2	µg/g
21	Carbon Tetrachloride	<	0.05	0.12	µg/g
22	Chlorobenzene	<	0.05	2.7	µg/g
23	Chloroform	<	0.04	0.18	µg/g

24	Chromium Total		26	160	µg/g
25	Chromium VI	<	0.2	10	µg/g
26	Chrysene	<	0.05	7.8	µg/g
27	Cobalt		15.4	22	µg/g
28	Copper		14.1	180	µg/g
29	Cyanide (CN-)	<	0.04	0.051	µg/g
30	Dibenz[a h]anthracene	<	0.05	0.1	µg/g
31	Dibromochloromethane	<	0.05	2.9	µg/g
32	Dichlorobenzene, 1,2-	<	0.05	1.7	µg/g
33	Dichlorobenzene, 1,3-	<	0.05	6	µg/g
34	Dichlorobenzene, 1,4-	<	0.05	0.097	µg/g
35	Dichlorodifluoromethane	<	0.05	25	µg/g
36	Dichloroethane, 1,1-	<	0.02	0.6	µg/g
37	Dichloroethane, 1,2-	<	0.03	0.05	µg/g
38	Dichloroethylene, 1,1-	<	0.05	0.05	µg/g
39	Dichloroethylene, 1,2-cis-	<	0.02	2.5	µg/g
40	Dichloroethylene, 1,2-trans-	<	0.05	0.75	µg/g
41	Dichloropropane, 1,2-	<	0.03	0.085	µg/g
42	Dichloropropene, 1,3-	<	0.05	0.081	µg/g
43	Ethylbenzene	<	0.05	1.6	µg/g
44	Ethylene dibromide	<	0.04	0.05	µg/g
45	Fluoranthene	<	0.05	0.69	µg/g
46	Fluorene	<	0.05	69	µg/g
47	Hexane (n)	<	0.05	34	µg/g
48	Indeno[1 2 3-cd]pyrene	<	0.05	0.48	µg/g
49	Lead		10	120	µg/g
50	Mercury	<	0.1	1.8	µg/g
51	Methyl Ethyl Ketone	<	0.5	44	µg/g
52	Methyl Isobutyl Ketone	<	0.05	4.3	µg/g

53	Methyl tert-Butyl Ether (MTBE)	<	0.05	1.4	µg/g
54	Methylene Chloride	<	0.05	0.96	µg/g
55	Methylnaphthalene, 2-(1-) ***	<	0.05	3.4	µg/g
56	Molybdenum		1.2	6.9	µg/g
57	Naphthalene	<	0.05	0.75	µg/g
58	Nickel		32	130	µg/g
59	Petroleum Hydrocarbons F1****	<	5	65	µg/g
60	Petroleum Hydrocarbons F2	<	10	150	µg/g
61	Petroleum Hydrocarbons F3	<	50	1300	µg/g
62	Petroleum Hydrocarbons F4	<	50	5600	µg/g
63	Phenanthrene	<	0.05	7.8	µg/g
64	Polychlorinated Biphenyls	<	0.1	0.35	µg/g
65	Pyrene	<	0.05	78	µg/g
66	Selenium	<	0.8	2.4	µg/g
67	Silver	<	0.5	25	µg/g
68	Styrene	<	0.05	2.2	µg/g
69	Tetrachloroethane, 1,1,1,2-	<	0.04	0.05	µg/g
70	Tetrachloroethane, 1,1,2,2-	<	0.05	0.05	µg/g
71	Tetrachloroethylene	<	0.05	2.3	µg/g
72	Thallium	<	0.5	1	µg/g
73	Toluene	<	0.05	6	µg/g
74	Trichloroethane, 1,1,1-	<	0.05	3.4	µg/g
75	Trichloroethane, 1,1,2-	<	0.04	0.05	µg/g
76	Trichloroethylene	<	0.03	0.52	µg/g
77	Trichlorofluoromethane	<	0.05	5.8	µg/g
78	Uranium		0.81	23	µg/g
79	Vanadium		40.8	86	µg/g
80	Vinyl Chloride	<	0.02	0.022	µg/g
81	Xylene Mixture	<	0.05	25	µg/g

82	Zinc		71	340	µg/g
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Remedial action and mitigation

Remediated soils

Estimated quantities of the soil, if any, originating at and remaining on the RSC property that have been remediated, at a location either on or off the property, to reduce the concentration of contaminants in the soil. Indicate the remediation process or processes used and the estimated amount of soil remediated by each identified process.

Soil remediation process	Estimated quantity of soil (in ground-volume in cubic metres)

Description of remediation

Description of any action taken to reduce the concentration of contaminants (including soil removals) on, in or under the <u>RSC</u> property.

Soil or sediment removed and not returned

Estimated quantities of soil or sediment, if any, removed from and not returned to the RSC property.

Estimated quantity of soil (in ground-volume in cubic metres)	
Estimated quantity of sediment (in ground-volume in cubic metres)	

Excess soil deposited at the property

Estimated quantity of excess soil, if any, being deposited at the RSC property, not including any soil that may have originated at but been remediated off the record of site condition property and that is identified in section 28 of Schedule A

Estimated quantity of soil brought to the property (in ground-volume in cubic metres)	
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Ground water control or treatment measures

Ground water control or treatment measures that were required for the RSC property prior to the certification date for the purpose of submitting the RSC for filing.
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Ground water control or treatment measures that are required for the RSC property after the certification date.

Estimated volume of ground water, if any, removed from and not returned to the RSC property.

Estimated volume of ground water (in litres)	
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Other activities including risk management measures

Constructed works that prior to the certification date for the purpose of submitting the RSC for filing, were required to control or otherwise mitigate the release or movement of known existing contaminants at the RSC property.

Constructed works that after the certification date, are required to control or otherwise mitigate the release or movement of known existing contaminants at the RSC property.

Monitoring or Maintenance

Soil Management Measures

Soil monitoring requirements or any requirements for care, maintenance or replacement or any monitoring or control works for known existing contaminants, if any, on the RSC property, after the certification date.

Ground water management measures

Ground water monitoring requirements or requirements for care, maintenance or replacement of any monitoring or control works or known existing contaminants, if any, on the RSC property, after the certification date.

Remediated or removed soil, sediment or ground water from near property boundary

Has any soil, sediment or ground water at the RSC property that is or was located within 3 metres of the RSC property boundary been remediated or removed for the purpose of remediation?

No

Qualified person's statements and certifications

As the qualified person, I certify that:

☒	A phase one environmental site assessment of the <u>RSC</u> property, which includes the evaluation of the information gathered from a records review, site reconnaissance, interviews, a report and any updates as required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.
☒	A phase two environmental site assessment of the <u>RSC</u> property, which includes the evaluation of the information gathered from planning and conducting a site investigation, a report, and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.
☒	The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.
☒	As of 2024/02/04, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the <u>RSC</u> property that would interfere with the type of property use to which the <u>RSC</u> property will be put, as specified in the <u>RSC</u> .
☒	As of 2024/02/04, in my opinion, based on the phase one and phase two environmental site assessments, and any confirmatory sampling, which included the sampling and analysis of soil, it is not necessary to conduct sampling and analysis of ground water quality for the <u>RSC</u> property to make the certified statement set out in paragraph 3 of section 17 of Schedule A.
☒	As of 2024/02/04, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the <u>RSC</u> property meets the applicable full depth generic site condition standards prescribed by section 36 of the regulation for all contaminants prescribed by the regulation in relation to the type of property use for which this <u>RSC</u> is filed, except for those contaminants (if any) specified in this <u>RSC</u> at Table 2, Maximum Contaminant Concentrations Compared to Standards Specified in a Risk Assessment.
☒	As of 2024/02/04, the maximum known concentration of each contaminant in soil, sediment and ground water at the <u>RSC</u> property for which sampling and analysis has been performed is specified in this <u>RSC</u> at Table 1, Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards.
☒	I am a qualified person and have the qualifications required by section 5 of the regulation.
☒	I have in place an insurance policy that satisfies the requirements of section 7 of the regulation.

☒	I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
☒	The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practicing at the same time and in the same or similar location.
☒	I do not hold and have not held and my employer, if any, does not hold and has not held a direct or indirect interest in the RSC property or any property which includes the RSC property and was the subject of a phase one or two environmental site assessment or risk assessment upon which this RSC is based.
☒	To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2024/02/04.
☒	By signing this RSC, I make no express or implied warranties or guarantees.

By checking the boxes above, and entering my membership/licence number in this submission, I, Amanda Catenaro, a qualified person under section 5 of O. Reg. 153/04 am, on ,

a.	signing this RSC submission as a qualified person; and
b.	making all certifications required as a qualified person for this RSC
☒ I Agree	

Additional documentation provided by property owner or agent

The following documents have been submitted to the Ministry of the Environment, Conservation and Parks as part of the RSC

A current plan of survey
Certificate of Status or equivalent for the owner
Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition property was acquired
Lawyer's letter consisting of a legal description of the property
Phase Two conceptual site model
Table of Area(s) of potential environmental concern
Table of current and past uses of the Phase One property